



12 Sherbrooke Road, Nottingham - NG5 2BE

Guide Price £200,000

DavidJames
the estate agent



12 Sherbrooke Road

Nottingham

CHAIN-FREE - CLOSE TO CITY CENTRE! Three storey mid-terrace home offering four bedrooms alongside stylish dining kitchen, bright lounge, modern bathroom and low-maintenance south-facing rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-storey mid-terrace home located close to the city centre
- Offered to the market with the benefit of no chain
- Ideal opportunity for first-time buyers and investors
- Bright front-aspect lounge with wood-effect flooring
- Stylish spacious dining kitchen with space for table and chairs
- Modern multi-tone fitted kitchen with a range of integrated appliances
- Useful two-cellar arrangement providing storage space
- Four well-proportioned bedrooms arranged across two floors
- White three-piece bathroom suite with electric shower over bath
- South-facing low-maintenance rear garden with decked seating area

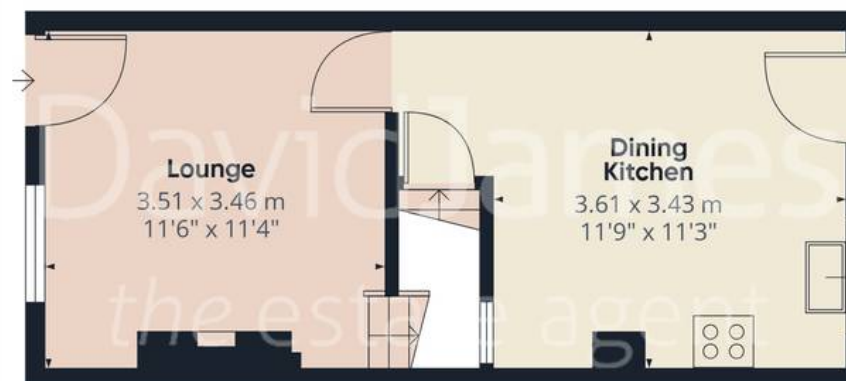




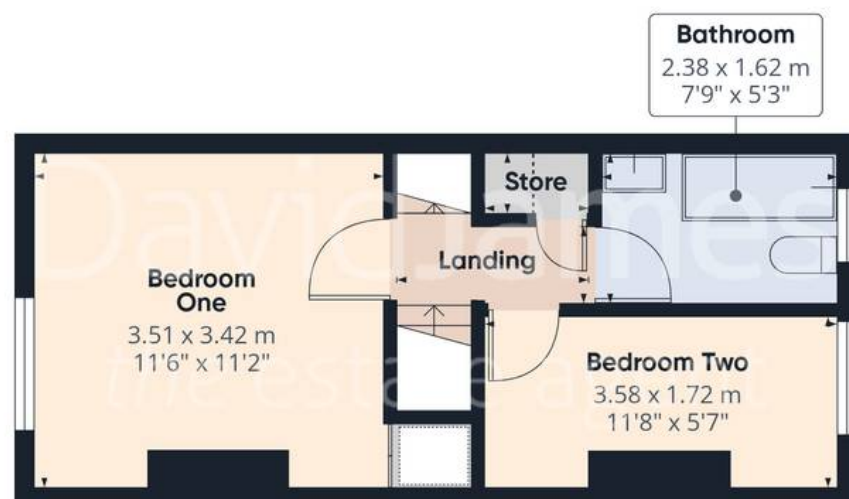




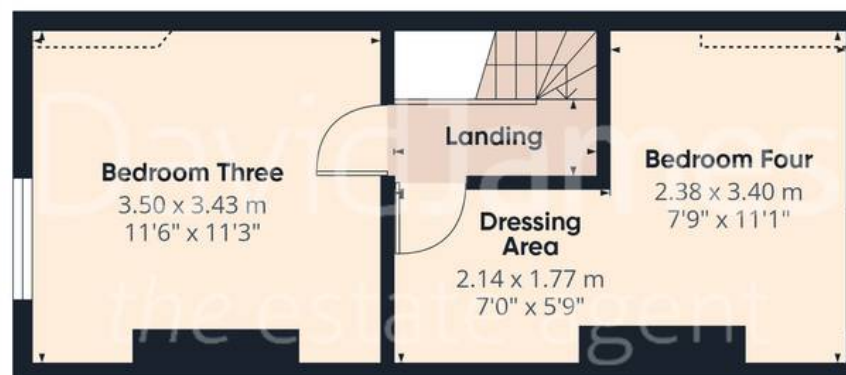
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

88.3 m²

952 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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